



LAKE COUNTY
Investing in People
and Our Communities

The Merritt Club Minor Subdivision

Final Plat

May 1, 2019

Approval Process

PWPT Public
Info Meeting
(February 27, 2019)



PWPT Minor
Subdivision Final
Action (May 1, 2019)

Final Plat Meeting Format

- Staff Presentation
- Ahmad Merritt (applicant) – Comments
- Committee Questions & Discussion

Background

- For the past two years, PBD and other agency staff have provided technical assistance to area neighbors regarding a number of pre-existing neighborhood-wide stormwater and access concerns.
- Staff has conducted on-site consultations and held neighborhood meetings. A recent subdivision amendment approval (August 2018) included stormwater design improvements that went above and beyond requirements.
- Based on staff feedback, similar to the recent subdivision approval, the current applicant has elected to make engineering design improvements in response to pre-existing neighborhood concerns which will improve area drainage as well.
- The Committee convened a Public Information Meeting on this request on February 27, 2019

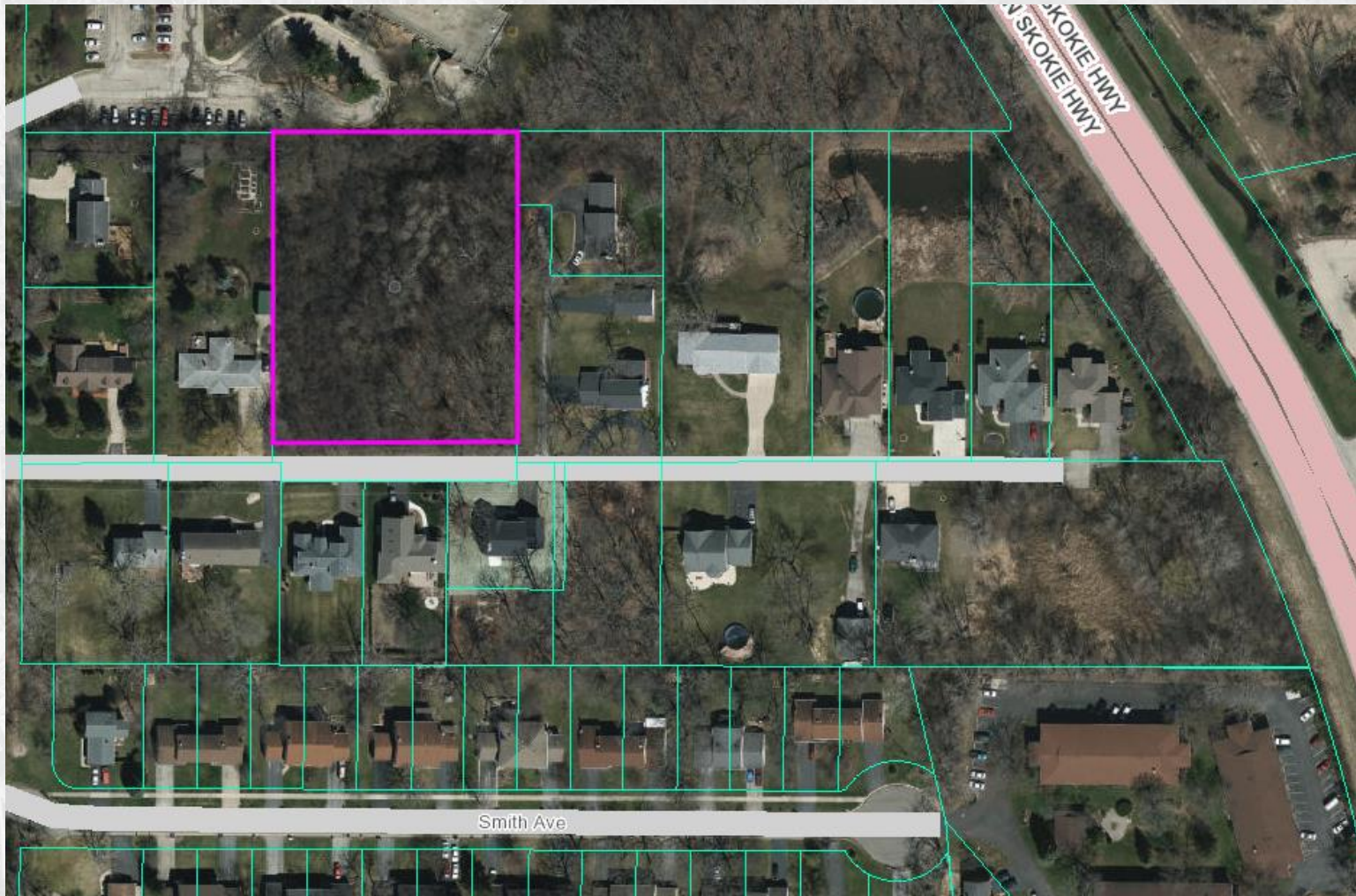
Overview

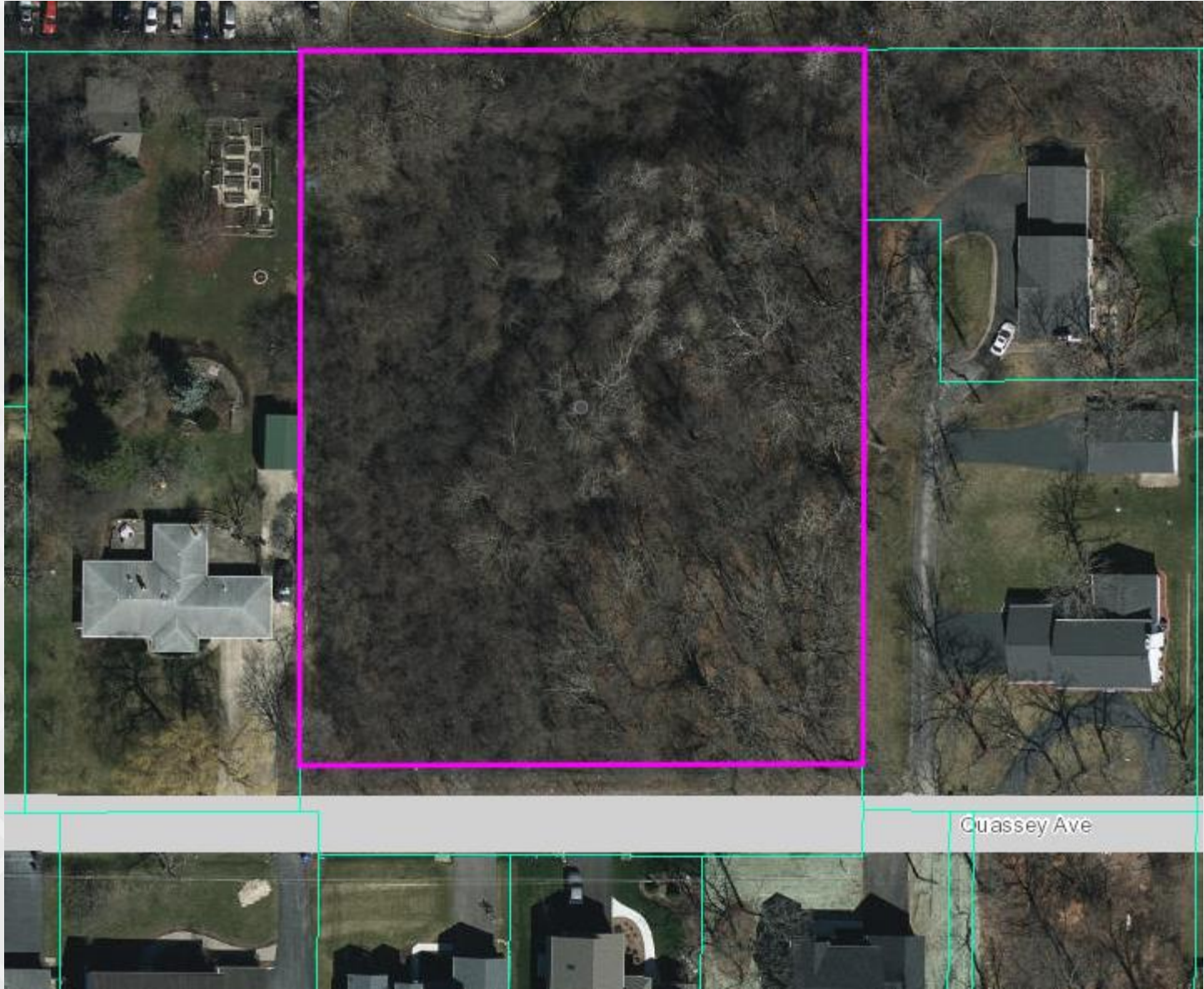
- The applicant is Ahmad Merritt (Eight One Holdings, LLC).
- Located in Shields Township, within the Knesley Subdivision, approximately 680 feet west of US Hwy 41 and 0.36 miles north of Rockland Rd.
- Existing unsubdivided land with a total of 1.7 acres of land.

Request

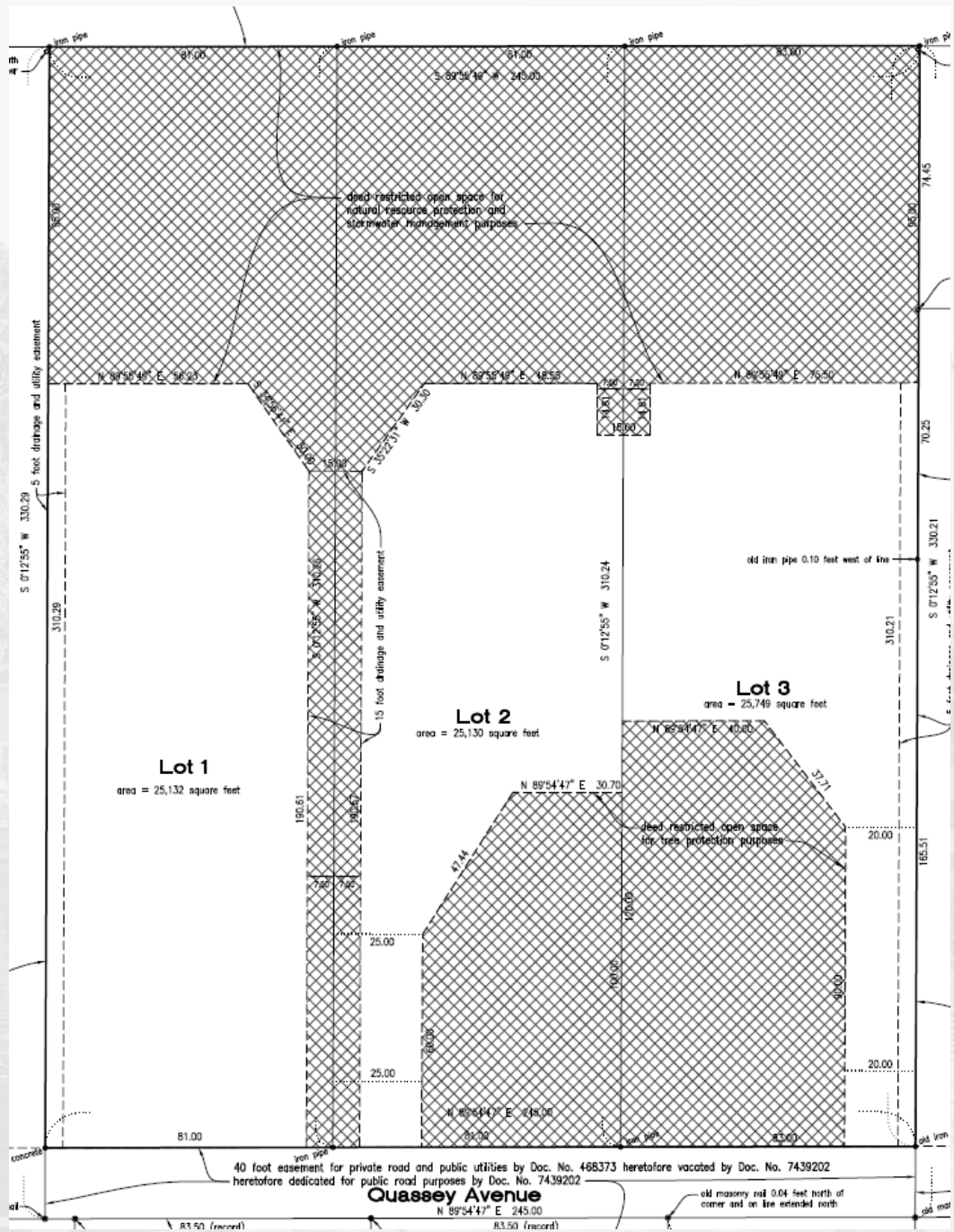
- To create a three-lot minor subdivision with deed restricted open space for tree and wetland protection purposes.
- Per UDO requirements the subdivision will include stormwater detention to address onsite stormwater management. Engineering will also improve drainage in the vicinity of the subject property.

Site Location



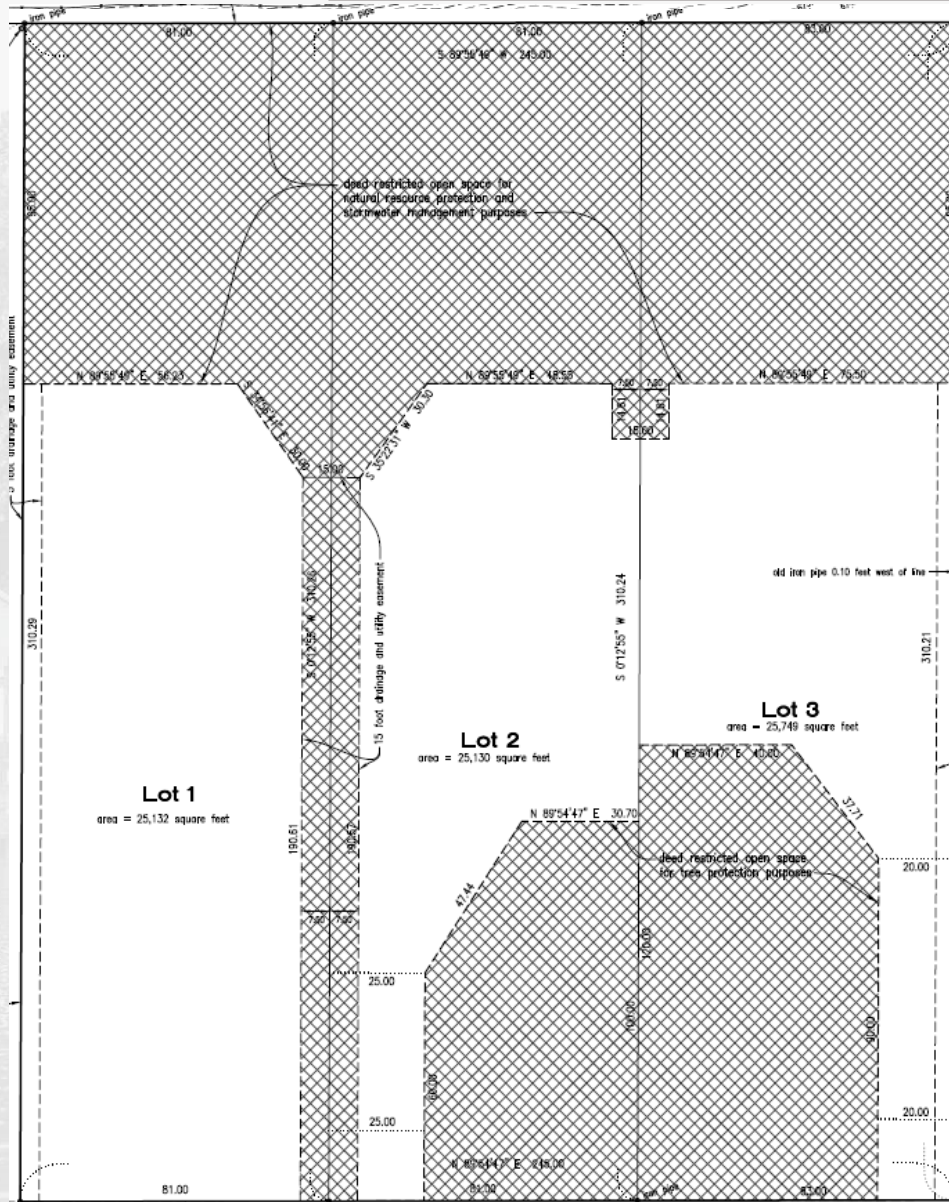


Cu assey Ave



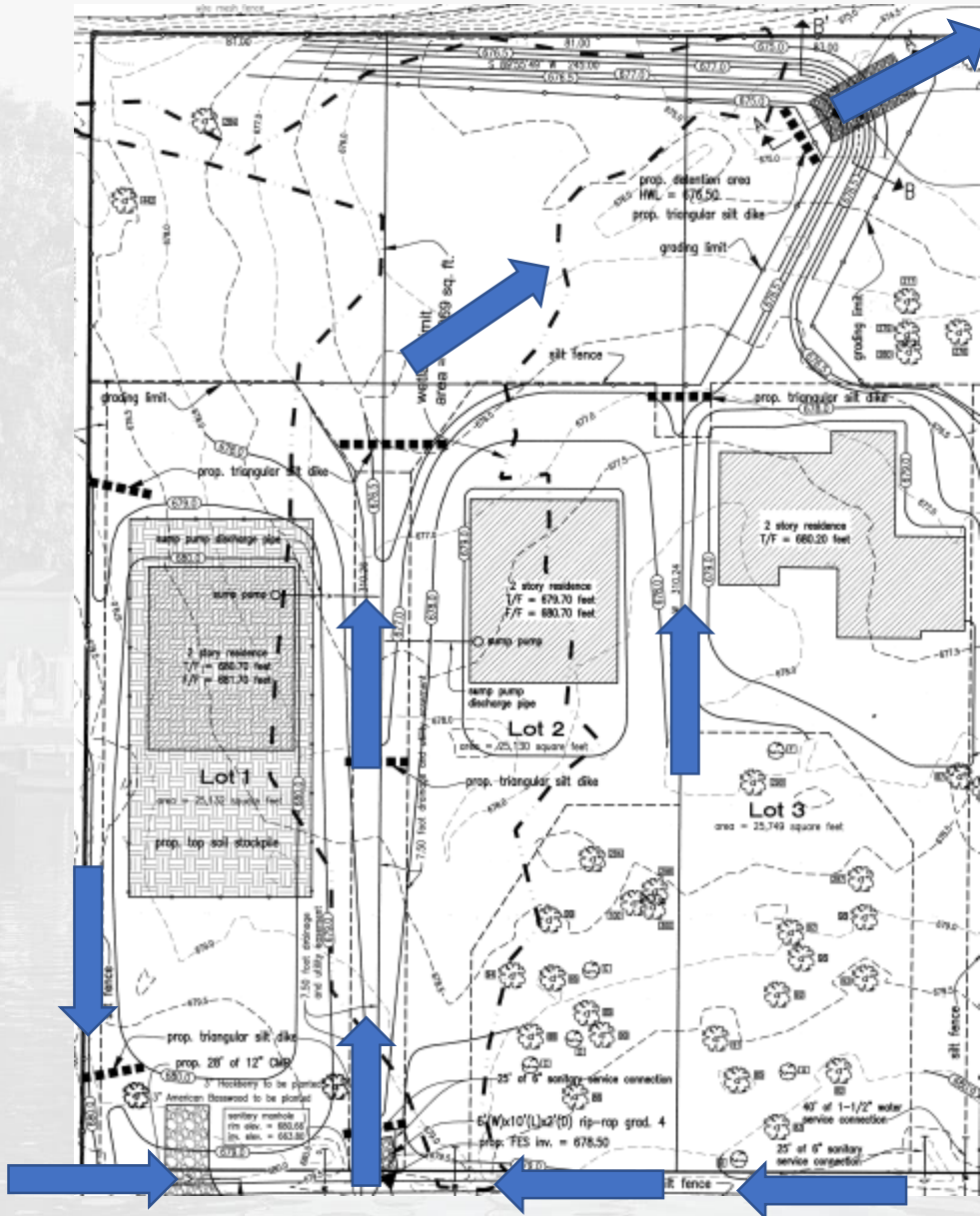
- Proposed 3-lot conventional single-family residential subdivision on approximately 1.7 acres
- Zoned Residential-3(R-3), with an allowable density of 2 units per acre. Average lot area = 25,337 square feet

Natural Resources



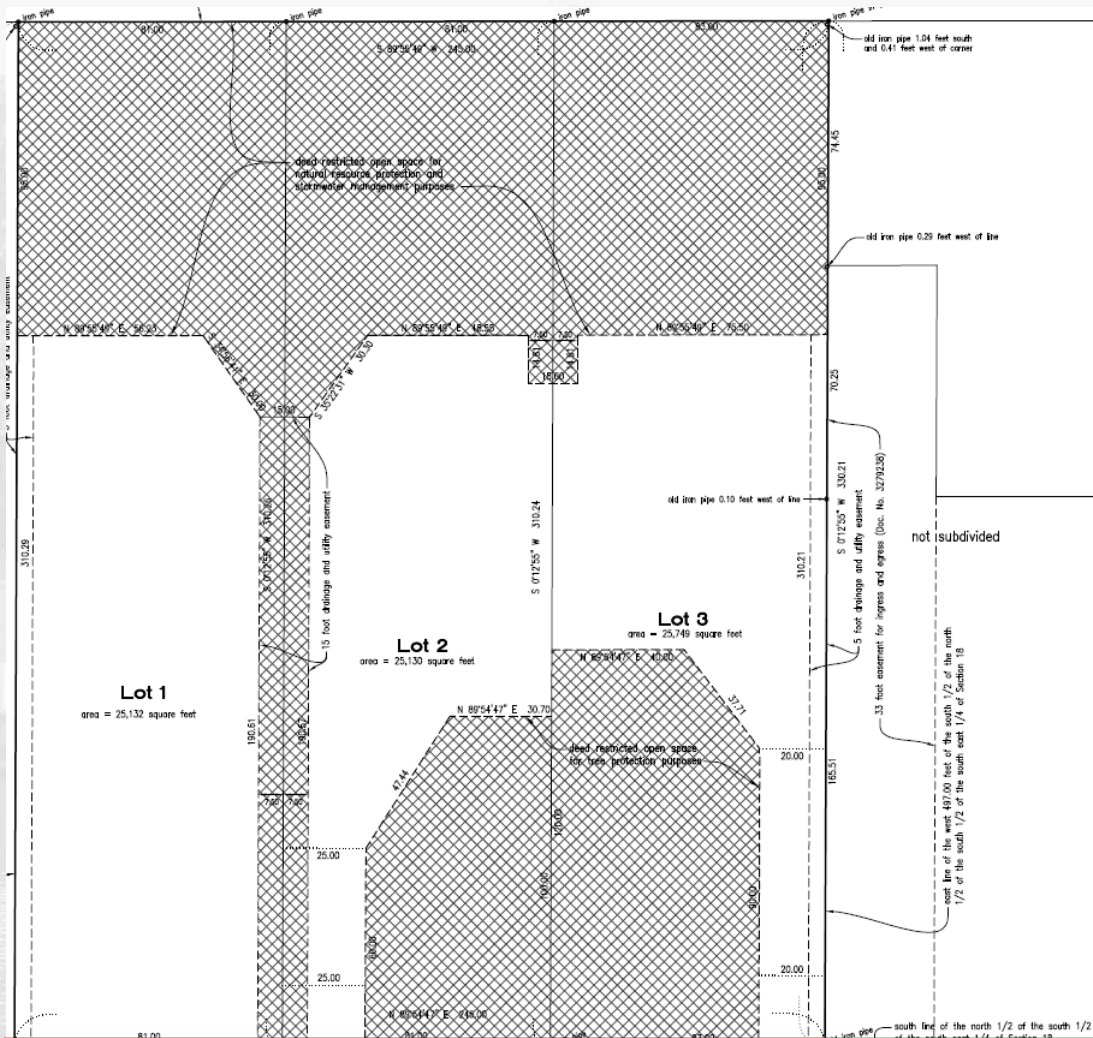
- Property contains wetlands and woodland resources
- Wetland mitigation is proposed for a portion of the wetland on lots 1 and 2.
- Natural resources will be placed into deed restricted open space across the rear of each lot, and front of lots 2 and 3

Stormwater Management Improvements



- Staff has worked with applicant to design a stormwater capture system that redirects and improves current drainage in the vicinity of the property

Street Access



245' Public Dedication (Spring 2018)

Private Street to East

- In early 2018, the 245 feet of Quassey Ave fronting the subject property was dedicated the Shields Township Hwy Dept, providing public road access to each of the 3 proposed lots
- The 245 feet of newly dedicated road will be improved to public road standards upon completion of subdivision improvements and home construction

Up Next

- Ahmad Merritt – Comments
- Committee Questions & Discussion